

171.A

0005

0013.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

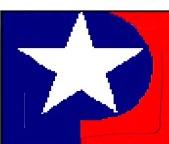
788,300 / 788,300

USE VALUE:

788,300 / 788,300

ASSESSED:

788,300 / 788,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #: 13

Owner 1: PULLEN NICHOLAS

Owner 2:

Owner 3:

Street 1: 13 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02476 Type:**PREVIOUS OWNER**

Owner 1: NYBERG JONATHAN -

Owner 2: GERVAIS MICHAEL -

Street 1: PO BOX 292

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02476**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1932, having primarily Vinyl Exterior and 1508 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8362																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	785,300	3,000		788,300		419594
							GIS Ref
							GIS Ref
							Insp Date
							03/29/18

PREVIOUS ASSESSMENT

Parcel ID 171.A-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	785,300	3000	.	788,300		Year end	12/23/2021	
2021	102	FV	762,900	3000	.	765,900		Year End Roll	12/10/2020	
2020	102	FV	751,700	3000	.	754,700	754,700	Year End Roll	12/18/2019	
2019	102	FV	679,200	3000	.	682,200	682,200	Year End Roll	1/3/2019	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	69682-81	2	7/28/2017		710,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2018	Measured							DGM D Mann
3/29/2018	NEW CONDO							DGM D Mann

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	Measured	DGM	D Mann
3/29/2018	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION	
Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1932
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	G19 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X14	A	AV	1932	29.88	T	40	102			3,000		3,000

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units
Level	FY	LR	DR
D	K	FR	RR
BR	FB	HB	L
O			

Other
Upper
Lvl 2
Lvl 1
Lower

Totals	RMs:	BRs:	Baths: 1	HB
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OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	4.6 %	

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.34628642
Const Adj.:	0.99989998
Adj \$ / SQ:	410.576
Other Features:	93530
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	823144
Depreciation:	37865
Depreciated Total:	785279

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	474.22
Special Features:	0	Val/Su Net:	520.76
Final Total:	785300	Val/Su SzAd:	520.76

PARCEL ID

171.A-0005-0013.0

SKETCH

UnSketched SubAreas:
GLA: 1508,

COMPARABLE SALES

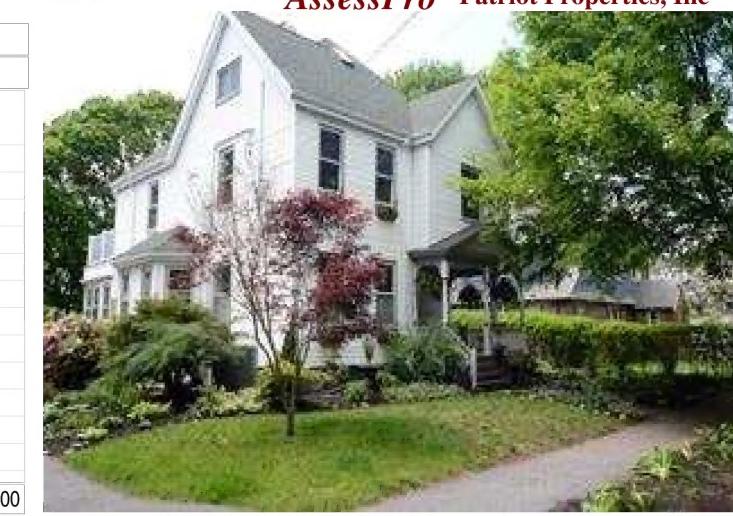
Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	1,508	410.580	619,149					
Size Ad	1508	Gross Area	1508	FinArea	1508				

Net Sketched Area: 1,508 Total: 619,149

IMAGE



AssessPro Patriot Properties, Inc